

M E E T I N G M I N U T E S

Meeting: Evergreen Visioning Project Meeting #18

Date: August 25, 2004

The eighteenth meeting of the Evergreen Visioning Project Task Force was held on August 25, 2004 at Evergreen Valley High School at 7:00 PM.

Task Force Attendees: Councilmember Dave Cortese, Alan Covington (charrette), Bill Kozlovsky (Quimby Creek), Chris Corpus (KONA NAC, EESD), Daniel Gould (SCVCC), Daniel Jacobs (Meadowlands), Garth Cummings (Charrette), Gordon Lund (Groesbeck), Homing Yip (EHRAG), Ike White (Pleasant Hills), Jim Zito (Quimby Creek Alternate), Jose Arranda (Meadowfair NA – alternate), Khanh Nguyen (West Evergreen SNI, charrette), Lillian Jones (charrette), Lou Kvitek (SCVCO), Mark Milioto (Evergreen Little League), Paul Pereira (Millbrook NA), Scott Nickle (charrette), Sherry Gillmore (charrette, Holly Oak), Steve Tedesco (charrette, Boys & Girls Club), Sylvia Alvarez (EESD, Charrette), Tian Zhang (Madison Neighbors), Tom Andrade (charrette, EESD Superintendent), Victor Klee (charrette participant), Vince Songcayawon (EBPA, charrette)

Members of the Public: Marilyn Tanner, Mary Kolb, Susan Jones, Ivy Sarratt, Sal Alvarez, George Reilly, Long Chen, Maria da Rocha, Virginia Diaz, David Zenker, Marie Sinatra, Carol & Bill Ashman, Katja Irvin, George Perez, Doug Emerson

Development Community: Mike Keaney, Joe Sordi, Mike Hill, Richard Lambie, Steve Dunn, Tom Armstrong, Gerry De Young, Bonnie Moss, Gretchen Sauer

Staff: Laurel Prevetti (PBCE), Kerynn Gianotti (D8), Britta Buys (PBCE), Rabia Chaudhry (D8), Manuel Pineda (DOT), Betsy Shotwell (City Manager's Office), Jude Barry (Catapult Strategies)

I. WELCOME AND INTRODUCTIONS

Councilmember Cortese welcomed everyone and explained that today's agenda would be fluid because our guest speakers would be arriving at different times to present on various financing options. He then recapped on the EVP process, explaining that the Task Force is studying how to do infill development in Evergreen in a way that is consistent with surrounding neighborhoods and provides transportation infrastructure and public/private amenities. The membership of the Task Force consists of leaders of neighborhood associations, local stakeholders and participants in the Evergreen-Eastridge Charrette of November 2002. Cortese made special mention of the school participation in this process and acknowledged the presence of Doug Emerson (Chief Financial Officer for ESUHSD), George Perez (superintendent of the Mt. Pleasant Elementary School District) and Tom Andrade (task force member and superintendent of the Evergreen Elementary School District).

II. REVIEW OF REVISED TRAFFIC ANALYSIS RESULTS

DOT representative Manuel Pineda distributed the [Revised Traffic Analysis](#) (hyperlink to document) and explained that the trip generation formula questioned at previous meetings is still accurate for Evergreen travel. Essentially this document looks at the land use alternatives and their effects on traffic conditions. Task force member Lou Kvittek asked if the travel times took into account parents dropping off and picking up youth from school. Pineda said yes, because the study was conducted in June prior to the close of school. Task Force member Bill Kozlovsky asked if the analysis took into account improvements to the 101 interchanges at Tully and Capitol/Yerba Buena. Pineda responded yes. Task Force member Dan Jacobs asked why the numbers in the “background” (assumes no approved development) get better for Tully Road and Capitol Expressway. Pineda said it is because of the assumption that campus industrial will come to the Legacy Property and therefore people living in Evergreen will work in Evergreen. Task force member Ike White asked if DOT would be taking a closer look at the roads in North Evergreen. Pineda said definitely, once there is a refined land use concept off of which to draw more precise numbers.

Pineda offered to meet with any Task Force Member personally to talk further about the analysis.

III. UPDATE ON OTHER FINANCING OPTIONS (GUEST SPEAKERS)

Betsy Shotwell addressed the group and explained that she is the Intergovernmental Affairs Director for the City of San Jose. She manages the City's relationship with state government and federal government and helps develop the City's position on legislation. Cortese said that he asked Shotwell to update the Task Force on the situation with the state budget and the options available for raising local revenue. Shotwell stated on the ballot of the March 2004 primary were propositions 57 and 58, which recommended payment of the state deficit via bonds and committed the California legislature to balancing the budget in a timely fashion. The budget was balanced this year using transportation dollars – hence less funding for local projects. Every six years the federal government reauthorizes transportation projects but that reauthorization has been delayed this year so we are on hold for San Jose's projects. Some estimates show a 10 to 15 year delay in projects coming to fruition.

John Ristow addressed the group and explained that he is the Deputy Director of VTA for Programming and Highway Administration. He determines what projects get funded as each funding cycle approaches. The State Transportation Improvement Program (STIP) is the best way to fund the Highway 101 improvements but unfortunately the state over the last few years has taken more than five billions dollars from STIP for other budgetary purposes. STIP is updated every two years with new projects and dollars however this past year no new dollars were invested. Therefore there is a backlog of projects that are designed and ready to go (about two billion dollars worth) but are on hold.

Task force member Mark Milioto asked Ristow if the application of private dollars for the highway 101 upgrade (as suggested by EVP) involves any red tape. Ristow responded that local dollars is really the best way to accomplish this project.

Cortese introduced Jude Barry, explaining that he has been involved in many local revenue-generating campaigns and would be addressing the group on the current climate

for floating measures and generating revenue. Barry explained that he was previously a mayoral aide to Ron Gonzales before joining Catapult Strategies. One campaign he worked on was Measure A, BART to San Jose. He explained that from 1986 to 2000, there have been 2500 local measures. 48% of those that passed were tax measures and 42% were bond measures. While each locality is different, people typically vote for measures that hit closer to home. Transportation, education and public safety measures usually do well because they affect everyone. Kvittek asked if a subgroup of the task force could meet with Shotwell, Ristow and Barry about possible measures the group could put forward with respect to transportation. Cortese said this was a good idea but that before starting Barry should comment on any issues (jurisdictional or otherwise) with ballot measures. Barry said there were at least two hurdles to ballot measures:

1. Transportation planning is done countywide with respect to our highways - how would we capture something specific to Evergreen?
2. If we're proposing a tax for Evergreen, how do we collect the money? Taxes are not collected by council district.

Task force member Steve Tedesco said that the highway 101 situation is not just Evergreen's problem so why should only Evergreen have to pay? He asked where 101 stood amidst VTA's priorities. Ristow said that it is on VTA's 25 year planning list. Unfortunately this list doesn't relate to funding. Tedesco asked that when priorities get reordered (as they do every five years), how can 101 move up? Cortese said that 101 is in line for the next round of STIP money but that pot is being siphoned by the state. The reason why Cortese embarked on EVP was to find local alternatives to situations like 101 or else he would have to continue telling residents to wait 10 to 15 years for improvements. Task force member Gordon Lund asked which projects top VTA's list. Cortese said that as far as highway projects go, 101 is in the top three for the City. The City sends its picks to the Metropolitan Transportation Commission (the regional transportation body) and they get adopted there. Lund asked if it would be 10 to 15 years for any projects in Santa Clara County. Cortese said yes, for unfunded projects.

Task force member Sylvia Alvarez said that in other parts of the state they are looking at forming Mello-Roos Districts. Can EVP get reimbursed for fronting the costs for Highway 101's widening? Cortese said that the VTA has discussed the idea of local municipalities being reimbursed for projects intended to be funded by the State. This is a new concept and we should know the VTA's disposition around the time EVP goes to Council. Task force member Jim Zito said that if Evergreen is going to bear the burden for funding Highway 101, we should be reimbursed. It would be more palatable to the Task Force and the community if we knew for sure we would be recompensed and in what time frame. Cortese said that it is difficult to get an assurance about compensation because it is highly dependent on the economy. We can, however, look into accelerating the VTA negotiations. Kvittek asked why a gas tax can't be passed to fund the work versus Evergreen outlaying the costs and then getting reimbursed. Cortese said in this climate a gas tax wouldn't pass. There is a countywide effort however to get a measure on the 2006 ballot. An ad hoc committee of the task force could join this group. Kvittek asked why a measure couldn't go forward in 2005. Cortese responded that 2005 is not an election year. We would have to pay for a special election and that costs millions of dollars. Task force member Alan Covington asked if there was a precedence of investing private dollars into infrastructure improvements. Cortese said yes. The Highway 101/Bailey interchange

was in part funded privately. The Evergreen Specific Plan was significantly privately funded. Task force member Sherry Gillmore asked for the number of parcels in Evergreen and Santa Clara County. She also asked how much it costs to get a measure placed on a ballot. Prevetti said staff would research this information and get back to the Task Force. Cortese said that in terms of the Evergreen Specific Plan, developers paid above and beyond the usual cost per square foot for amenities/infrastructure. EVP is proposing a similar arrangement.

IV. REPORT OUT ON GROUP EXERCISE AND TASK FORCE DISCUSSION

Prevetti explained that in June the Task Force had been divided into four groups and given several variables to work with to develop land use concepts for each of the four opportunity sites. Over the summer we received feedback that the Task Force felt the process did not allow them enough time to deliberate. Therefore at the August 11th meeting the exercise was repeated with the same groups. Staff averaged the numbers (for housing units) and used compromises off of which to work. The groups focused on one land use alternative for each site. Britta Buys will summarize the outcomes of each group and Task Force members should feel free to jump in with comments.

Buys explained that the summaries for both the 6/23 and 8/11 exercises came directly from the facilitators. If there are any inconsistencies, please let her know immediately. Task force member Tian Zhang said she is very concerned what the discrepancies from the exercise conducted on 6/23/04 and the summary the group is looking over today. Buys explained that the purpose of the 8/11 exercise was to complete the work from the 6/23 exercise. The summary from 8/11 shows the averages from 6/23. Zhang said that it does not make sense how the unit count on the college property went from 200 to 700.

Group A summary:

- campus industrial should remain undeveloped
- arcadia needs more restaurants
- overall the conceptuials need to depict the placement of schools

Kvitek added that there was not consensus on the campus industrial remaining unchanged, but a single vote. Buys added that there was an additional point to further define Arcadia so people could better visualize the higher density.

Group B summary:

- concern regarding the widening of White Road

Cortese asked if there would still be concerns if the situation had willing buyers and sellers. Task force member Paul Pereira said no, that his neighborhood was primarily concerned with the possible use of eminent domain.

Group C summary:

- interest in spreading over dollars to pay for accurate dimension of little league fields
- concern about impact to schools

Zhang expressed concern at how during the June exercise her group (Group C) had agreed to low density for the campus industrial and college sites and now the August 11th summary is showing a jump from 233 units to 767 units. Task force member Dan Jacobs said that the group didn't deal with the unit count at all. Cortese said that Zhang's comments would be noted for the record.

Group D summary:

- Group would like another group exercise to reduce the number of amenities
- Group feels the 104 million in base transportation improvements should be reduced or reduce project scope

Task force member Homing Yip expressed concern that the proposed transportation improvements would cover only the current problem and not further development. Cortese said that this concern would be noted for the record.

Cortese said that the next step is to measure the commonalities of the land use plans against the Guiding Principles. Gilmore expressed concern over the unit averages being swayed by outlier numbers. Prevetti said that it seems the group remains concerned over density. The high numbers can be used as a worst-case scenario for the purpose of scoping the environmental impact report (EIR) but we can reexamine the numbers in the context of the Guiding Principles. Task force member Steve Tedesco said that in his group, they were often split two to two on decisions. Cortese said he appreciated Tedesco's comments and the negotiating that went on in each group. In order to get the EIR going however, we need to scope at the worst-case scenario. Zito said to by all means do so, but if the group wants a hard and fast limit then that should be stated. Task force member Tom Andrade said that his group struggled with understanding what 3000 units on the arcadia property actually looked like. Cortese said that renderings would be presented at the next meeting to help bring this to life. Task force member Ike White said that he sees the development of arcadia impacting the Pleasant Hills area. He requested for the Task Force working definitions of density, residential, etc.

V. UPDATE ON THE OUTREACH PLAN

Bonnie Moss reported that the EVP website has been updated to include much more usual information. Stakeholder meetings have been going on throughout the month and the feedback is being tracked. She said that if there is any group that wants to have an EVP presentation to let her know and it could be arranged. She reported that a mailer went out today to the registered voters in Evergreen (about 20,000). Member of the public Long Chen asked how to get information out to non-registered voters. Cortese said there are hundreds of extra mailers which will go out in a grassroots fashion. Moss said that if any Task Force member is interested in hosting a house party, to let her know. Gilmore asked if the mailer would be translated. Moss said yes, this is being worked on right now.

Cortese asked the Task Force to look at the document containing questions posed to the ESUHSD from himself. He said that all of the school districts have been cooperative and progress is being made. Zhang asked about the formulas for average house sizes. She said that she feels the numbers being used in this process are pretend. Cortese said that he understands her frustration and wants very much for the group to agree on definitions and formulas before moving forward.

VI. NEXT STEPS

The meeting adjourned at 9:15PM.